

**UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION**

**UNITED STATES SECURITIES  
AND EXCHANGE COMMISSION,**

**Plaintiff,**

**V.**

**EQUITYBUILD, INC., EQUITYBUILD  
FINANCE, LLC, JEROME H. COHEN,  
and SHAUN D. COHEN,**

## Defendants.

**Case No. 1:18-cv-5587**

**Hon. Manish S. Shah**

**Magistrate Judge Young B. Kim**

**RECEIVER'S NOTICE OF FILING AMENDED EXHIBITS 1 AND 4  
TO RECEIVER'S SUBMISSION ON GROUP 1 CLAIMS (DOCKET NO. 1201)**

Kevin B. Duff, as receiver for the Estate of Defendants EquityBuild, Inc. and related entities (“Receiver”), hereby provides notice of filing **Amended Exhibit 1** and **Amended Exhibit 4** to the Receiver’s Submission on Group 1 Claims, which was filed on February 28, 2022, as Docket Entry No. 1201.

On September 21, 2022, the Court ordered that the claims of Joseph and Linda Martinez be included for consideration with the Group 1 claims process. (Dkt. 1315) Accordingly, Exhibits 1 and 4 to the Receiver's recommendations with regards to the claims asserted against Property 74 (3074 Cheltenham Place) and Property 77 (7750 S Muskegon) have been amended to include the Martinez' claims against these two properties.

Dated: October 17, 2022

Respectfully submitted,

Kevin B. Duff, Receiver

By: /s/ Michael Rachlis

Michael Rachlis  
Jodi Rosen Wine  
Rachlis Duff & Peel, LLC  
542 South Dearborn Street, Suite 900  
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*Counsel for Kevin B. Duff, Receiver*

**CERTIFICATE OF SERVICE**

I hereby certify that on October 17, 2022, I electronically filed the foregoing **Receiver's Notice of Filing Amended Exhibits 1 and 4 To Receiver's Submission on Group 1 Claims (Docket No. 1201)** with the Clerk of the United States District Court for the Northern District of Illinois, using the CM/ECF system. A copy of the foregoing was served upon counsel of record via the CM/ECF system.

I further certify that I caused true and correct copy of the foregoing Notice, to be served upon all claimants included on the Email Service List for Group 1 by electronic mail. I further certify that the Notice will be posted to the Receivership webpage at: <http://rdaplawnet/receivership-for-equitybuild>

/s/ Michael Rachlis

Rachlis Duff & Peel, LLC  
542 South Dearborn Street, Suite 900  
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SEC v. EquityBuild

## Group 1 Investor-Lender Claims

3074 Cheltenham Avenue a/k/a 7836-38 S South Shore Avenue (Property 74) - AMENDED

Claimant Name	Claim Number	Claimant Submissions	Claim Category as Identified on Claim Form	Amount Claimed to be Invested in Property	Secured Claim Remaining	Distributions Received on Investment	Source	Maximum Potential Distribution from Proceeds of Sale	Maximum Unsecured Claim from this Investment	Notes
1839 Fund I LLC	74-367	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$12,850.00	POC, LSA	\$37,150.00		
Adir Hazan	74-143	POC, DIS, POS	Investor-Lender	\$50,000.00	\$0.00	\$8,183.00	POC (interest) and LSA (\$1000 other)	\$0.00	\$41,817.00	Secured investment rolled to SSDF1 Equity Fund
Alton Motes and Vicki Elaine Washburn JTWROS	74-2042	POC, DIS	Investor-Lender	\$80,000.00	\$0.00	\$21,226.60	LSA	\$0.00	\$58,773.40	EquityBuild records indicate claim bought out by another investor and principal returned
BTRUE LLC Barry J. Oates	74-669	POC	Equity Investor	\$38,400.00	\$38,400.00	\$0.00	POC, LSA	\$38,400.00		
Christopher Pong	74-760	POC, DIS	Investor-Lender	\$29,280.00	\$29,280.00	\$7,622.57	POC, DIS, LSA	\$21,657.43		
City of Chicago	74-693	POC, DIS, POS	Other	\$10,812.42		\$0.00	N/A	\$0.00	\$0.00	Water debt paid at closing
Daniel Matthews, Leah Matthews	74-117	POC	Investor-Lender	\$20,000.00	\$20,000.00	\$3,606.62	POC	\$16,393.38		
Danyel Tiefenbacher and Jamie Lai	74-510	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$13,599.93	POC, LSA	\$36,400.07		
Degenhardt, Duane A	74-2015	POC, DIS	Investor-Lender	\$66,684.00	\$66,684.00	\$9,780.32	LSA	\$56,903.68		
Erika Dietz	74-1283	POC, DIS	Investor-Lender	\$50,000.00	\$0.00	\$42,756.68	POC, LSA	\$0.00	\$7,243.32	\$30,000 principal returned and \$20,000 of investment rolled to unsecured promissory note
G&M You-Nique Properties, LLC	74-722	POC, DIS, POS	Investor-Lender	\$60,000.00	\$60,000.00	\$16,695.00	POC (interest) and LSA (\$1000 other)	\$43,305.00		
Grathia Corp	74-1445	POC, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$32,600.07	LSA	\$67,399.93		
iPlan Group Agent for Custodian FBO Jyotsna Sharma IRA	74-341	POC, DIS, POS	Investor-Lender	\$25,000.00	\$0.00	\$28,591.70	LSA, WF	\$0.00	\$0.00	Principal returned to claimant on 7/20/16
iPlanGroup Agent for Custodian FBO Mark Young	74-1446	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$25,033.40	LSA	\$74,966.60		
Ira J. Fields Living Trust, Glynis Sheppard, Trustee	74-1240	POC, DIS, POS	Investor-Lender and Equity Investor	\$50,000.00	\$50,000.00	\$12,848.95	DIS and LSA (\$1000 other)	\$37,151.05		
James Hoven	74-2029	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$14,082.00	POC (interest) and LSA (\$1000 other)	\$35,918.00		
Jill Meekcoms (The Entrust Group Inc. FBO Jill (Halverson) Meekcoms IRA #33-21296)	74-548	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$14,183.26	POC	\$35,816.74		
John Taxeras (Flying Hound Holdings. LLC	74-994	POC, DIS	Investor-Lender	\$18,552.85	\$18,552.85	\$7,884.23	DIS	\$10,668.62		
Joseph and Linda Martinez	74-2095	POC	Investor-Lender	\$50,000.00	\$50,000.00	\$13,016.60	LSA	\$36,983.40		
Joshua Morrow	74-734	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$13,599.93	POC (interest) and LSA (\$1000 other)	\$36,400.07		
Julia Pong ( iPlanGroup Agent for Custodian FBO Julia Pong IRA)	74-1022	POC, DIS	Investor-Lender	\$34,572.00	\$34,572.00	\$9,000.24	POC, DIS, LSA	\$25,571.76		
Kenneth (Ken) and Maria (Tina) Jorgensen (iPlanGroup Agent for Custodian FBO Maria Christina Jorgensen IRA)	74-194	POC, DIS, POS	Investor-Lender	\$42,000.00	\$42,000.00	\$10,820.00	POC, DIS	\$31,180.00		
Kester Brothers Farm, LLC, C/O James R. Kester	74-944	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$13,099.93	POC, DIS	\$36,900.07		
Kevin Randall	74-811	POC	Investor-Lender	\$50,000.00	\$0.00	\$10,266.61	LSA	\$0.00	\$39,733.39	Secured investment rolled to SSDF4 Equity Fund
KKW Investments, LLC	74-336	POC, DIS, POS	Investor-Lender	\$1,600.00	\$1,600.00	\$456.00	POC	\$1,144.00		
Madison Trust Company Agent for Custodian FBO The Jacqueline C Rowe Living Trust IRA	74-163	POC, DIS	Equity Investor	\$50,000.00	\$50,000.00	\$11,583.33	LSA	\$0.00	\$38,416.67	Secured investment rolled to SSDF4 Equity Fund

## KEY

POC - Proof of Claim

DIS - Claimants' Discovery Response

LSA - EquityBuild Lender Statement of Accounts

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Amended Exhibit

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exhibitstickers.com

SEC v. EquityBuild

## Group 1 Investor-Lender Claims

3074 Cheltenham Avenue a/k/a 7836-38 S South Shore Avenue (Property 74) - AMENDED

Claimant Name	Claim Number	Claimant Submissions	Claim Category as Identified on Claim Form	Amount Claimed to be Invested in Property	Secured Claim Remaining	Distributions Received on Investment	Source	Maximum Potential Distribution from Proceeds of Sale	Maximum Unsecured Claim from this Investment	Notes
Madison Trust Company Custodian FBO Robert W. Jennings Account# M1605053	74-241	POC, DIS, POS	Investor-Lender	\$74,539.00	\$74,539.00	\$20,266.69	DIS	\$54,272.31		
May M. Akamine for Aurora Investments, LLC (assets formerly under MayREI, LLC)	74-1412	POC, DIS	Investor-Lender	\$86,515.00	\$86,515.00	\$22,200.00	POC, DIS	\$64,315.00		
Michael F Grant & L. Gretchen Grant (Michael F. Grant & L. Gretchen Grant Revocable Trust dated March 16th 2012)	74-393	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$4,712.53	LSA	\$45,287.47		
New Move Ventures Inc. (Steven Fecko)	74-115	POC	Investor-Lender	\$50,000.00	\$50,000.00	\$14,500.00	LSA	\$35,500.00		
Optima Property Solutions, LLC	74-1023	POC, DIS, POS	Investor-Lender	\$60,000.00	\$0.00	\$74,645.00	LSA	\$0.00	\$0.00	Secured investment transferred to different EquityBuild properties
Pat DeSantis	74-397	POC, DIS, POS	Investor-Lender	\$110,000.00	\$110,000.00	\$30,910.07	LSA	\$79,089.93		
Paul N. Wilmesmeier	74-300	POC, DIS, POS	Investor-Lender	\$25,000.00	\$25,000.00	\$6,161.07	POC, DIS	\$18,838.93		
PNW Investments, LLC	74-332	POC, DIS, POS	Investor-Lender	\$10,000.00	\$10,000.00	\$2,850.00	POC, DIS	\$7,150.00		
QUEST IRA Inc. FBO Francisco A. Romero Sr. Acct# 25282-11 and Acct# 25282-21	74-1352	POC, DIS	Investor-Lender	\$56,000.00	\$56,000.00	\$13,553.59	POC, DIS	\$42,446.41		
Quest IRA FBO Francis D Webb 1437711	74-218	POC, DIS, POS	Investor-Lender	\$22,035.00	\$0.00	\$5,993.56	LSA	\$0.00	\$16,041.44	Secured investment rolled to SSDF6 Equity Fund
Sam Gerber, CEO, Gerber and Associates, REI, LLC	74-562	POC, DIS, POS	Investor-Lender	\$80,000.00	\$0.00	\$0.00	POC, LSA	\$0.00	\$80,000.00	Secured investment rolled to SSDF6 Equity Fund
SAMUEL HOME SOLUTIONS LLC, George Samuel	74-347	POC	Investor-Lender	\$42,131.00	\$42,131.00	\$13,468.46	POC	\$28,662.54		
Scott E Pammer	74-827	POC, DIS	Investor-Lender	\$70,000.00	\$70,000.00	\$19,483.00	POC, DIS	\$50,517.00		
Sidney Haggins (Vantage FBO Sidney Haggins IRA)	74-1434	POS	Investor-Lender	\$30,000.00	\$30,000.00	\$8,700.00	LSA	\$21,300.00		
Susan Kalisiak-Tingle	74-1438	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$16,299.93	LSA	\$33,700.07		
Terry L. Merrill, Sheryl R. Merrill	74-602	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$13,599.93	LSA	\$36,400.07		
TruStar Real Estate Solutions, LLC	74-337	POC, DIS, POS	Investor-Lender	\$75,000.00	\$75,000.00	\$20,125.00	POC	\$54,875.00		
Vladimir Matviishin	74-233	POC, DIS	Investor-Lender	\$28,075.00	\$0.00			\$0.00	\$0.00	This is a duplicate claim
Vladimir Matviishin, dba Network Expert	74-1387	POC, DIS	Investor-Lender	\$28,075.00	\$28,075.00	\$7,861.05	LSA	\$20,213.95		
Walter T Akita and Margaret M Akita	74-950	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$13,099.93	POC	\$36,900.07		
Young Family Trust	74-1452	POC, DIS, POS	Investor-Lender	\$45,000.00	\$45,000.00	\$1,800.00	LSA	\$43,200.00		
Yvette Nazaire Camacho (iPlanGroup Agent for Custodian FBO Yvette Nazaire Camacho IRA)	74-487	POC, DIS	Investor-Lender	\$30,000.00	\$30,000.00	\$7,510.00	DIS	\$22,490.00		
<b>TOTAL</b>				<b>\$2,349,271.27</b>	<b>\$1,893,348.85</b>			<b>\$1,375,468.55</b>	<b>\$282,025.22</b>	

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SEC v. EquityBuild

Group 1 Investor-Lender Claims  
7750-52 S Muskegon Avenue (Property 77) - AMENDED

Claimant Name	Claim Number	Claimant Submissions	Claim Category as Identified on Claim Form	Amount Claimed to be Invested in Property	Secured Claim Remaining	Distributions Received on Investment	Source	Maximum Potential Distribution from Proceeds of Sale	Maximum Unsecured Claim from this Investment	Notes
Alton Motes (Alton P. Motes Trust UTA 12-15-11)	77-2042	POC, DIS	Investor-Lender	\$43,000.00	\$43,000.00	\$12,255.00	LSA	\$30,745.00		
Arthur and Dinah Bertrand	77-890	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$49,356.00	POC, DIS	\$50,644.00		
Bancroft, Ed (iPlanGroup Agent for Custodian FBO Ed Bancroft Roth)	77-2008	POC	Investor-Lender and Equity Investor		\$0.00	\$0.00	N/A	\$0.00	\$0.00	Claimed interest in this property not supported by Proof of Claim or EquityBuild Records
Celia Tong Revocable Living Trust Dated December 22, 2011	77-2008	POC, DIS	Investor-Lender	\$25,000.00	\$0.00	\$7,508.33	DIS	\$0.00	\$17,491.67	Claimants security interest assigned to another claimant and investment rolled to SSDF4 Equity Fund
Christopher Wilson and Brittny Wilson (Niosi)	77-807	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$25,000.00	DIS	\$25,000.00		
CLD Construction, Inc. (Doru Unchias)	77-1454	POC	Independent Contractor	\$49,000.00	\$0.00	\$0.00	N/A	\$0.00	\$49,000.00	Unsecured trade creditor
Daniel J Martineau	77-1299	POC, DIS, POS	Investor-Lender	\$100,000.00	\$0.00	\$124,000.00	POC	\$0.00	\$0.00	Principal repaid with interest
Danielle DeVarne	77-679	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$18,667.00	DIS	\$31,333.00		
Derrick, Horace (H Derrick, LLC)	77-2016	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$40,000.00	POC, DIS	\$60,000.00		
Fraser Realty Investments, LLC	77-1079	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$42,033.00	POC	\$57,967.00		
Girl Cat Capital West LLC, Valentina Salge, President	77-350	POC, DIS, POS	Investor-Lender	\$25,000.00	\$25,000.00	\$3,666.63	DIS, LSA	\$21,333.37		
Henry D. Gallucci (Equity Trust Company Custodian FBO Henry D. Gallucci beneficiary of DCD Victoria E. Gallucci IRA 2.67 Undivided interest)	77-2059	POC, DIS	Investor-Lender	\$60,000.00	\$60,000.00	\$24,000.00	POC	\$36,000.00		
Hillside Fund, LLC - Janet F. Turco, Owner/ Managing Member	77-101	POC	Investor-Lender	\$125,000.00	\$125,000.00	\$45,312.50	LSA	\$79,687.50		
iPlan Group FBO Randall Pong IRA	77-728	POC, DIS	Investor-Lender and Equity Investor	\$8,632.00	\$8,632.00	\$1,035.81	POC, DIS	\$7,596.19		
iPlanGroup Agent for Custodian FBO Charles Michael Anglin	77-331	POC, DIS, POS	Investor-Lender	\$10,633.00	\$10,633.00	\$1,333.00	POC, LSA	\$9,300.00		
Jason Ragan - TSA	77-797	POC, DIS, POS	Equity Investor	\$2,022.00	\$2,022.00	\$269.60	LSA	\$1,752.40		
John E. Wysocki	77-740	POC, DIS	Equity Investor	\$17,745.00	\$17,745.00	\$7,418.36	DIS	\$10,326.64		
John Taxeras (Flying Hound Holdings)	77-994	POC, DIS	Equity Investor	\$21,400.00	\$21,400.00	\$9,197.72	POC	\$12,202.28		
Joseph and Linda Martinez	77-2095	POC	Investor-Lender	\$50,000.00	\$50,000.00	\$8,536.06	POC, LSA	\$41,463.94		
Kingdom Trust Company, Custodian, FBO Louis Duane Velez SEP IRA acct # 7422686172	77-1475	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$43,283.24	POC, DIS	\$56,716.76		
Maier, Avery (Christopher Maier CESA)	77-2080	POC, DIS	Investor-Lender	\$11,000.00	\$11,000.00	\$4,400.00	POC	\$6,600.00		
Maier, Christopher	77-2036	POC, DIS	Investor-Lender	\$14,000.00	\$14,000.00	\$5,600.00	POC	\$8,400.00		
Maier, Gavin (Christopher Maier, CESA)	77-2081	POC, DIS	Investor-Lender	\$15,000.00	\$15,000.00	\$6,000.00	POC	\$9,000.00		
Maier, Travis (Christopher Maier, CESA)	77-2082	POC, DIS	Investor-Lender	\$10,000.00	\$10,000.00	\$4,000.00	POC	\$6,000.00		
Mark P. Mouty	77-165	POC, DIS, POS	Investor-Lender	\$50,000.00	\$0.00	\$20,500.00	POC	\$0.00	\$29,500.00	Secured loan rolled to SSDF6 Equity Fund
Mark Young	77-1154	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$33,833.43	LSA	\$66,166.57		
Matthew Boyd	77-2060	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$16,916.57	LSA	\$33,083.43		
May M. Akamine for Aurora Investments, LLC (assets formerly under MayREI, LLC)	77-1412	POC, DIS	Investor-Lender	\$25,000.00	\$25,000.00	\$3,800.00	POC	\$21,200.00		

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4

exhibitsicker.com

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Group 1 Investor-Lender Claims  
7750-52 S Muskegon Avenue (Property 77) - AMENDED

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May M. Akamine for Aurora Investments, LLC (assets formerly under MayREI, LLC)	77-1412	POC, DIS	Investor-Lender	\$2,005.00	\$2,005.00	\$267.30	DIS	\$1,737.70		
Paul N. Wilmesmeier	77-300	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$21,808.44	POC	\$28,191.56		
Paul Scribner	77-1135	POC, DIS	Investor-Lender	\$6,708.00	\$6,708.00	\$651.61	POC, DIS, LSA	\$6,056.39		
Quest IRA FBO Francis D Webb 1437711	77-218	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$14,500.00	LSA	\$35,500.00		
Scott E Pammer	77-827	POC, DIS	Investor-Lender	\$70,000.00	\$70,000.00	\$31,464.52	POC, DIS	\$38,535.48		
Self Directed IRA Services, Inc., Custodian FBO Ping Liu IRA	77-544	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$21,641.67	DIS, POS	\$28,358.33		
Spectra Investments LLC/ Deborah L. Mullica	77-1220	POC, DIS, POS	Investor-Lender	\$82,255.00	\$82,255.00	\$34,917.37	POS, DIS	\$47,337.63		
Steven and Linda Lipschultz	77-1442	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$47,451.50	POC	\$52,548.50		
Terry L. Merrill, Sheryl R. Merrill	77-602	POC, DIS	Investor-Lender	\$49,500.00	\$49,500.00	\$14,500.00	LSA	\$35,000.00		
The Anchor Group LLC - Ronald J. Hansen, Managing Partner (c/o Viola Hansen)	77-949	POC	Investor-Lender	\$25,000.00	\$25,000.00	\$7,250.00	LSA	\$17,750.00		
The Edward Falkowitz Living Trust	77-575	POC, POS	Investor-Lender	\$111,000.00	\$0.00	\$17,297.50	LSA	\$0.00	\$93,702.50	Secured investment rolled to unsecured promissory note
THE INCOME FUND, LLC Thomas Garlock, Managing Member	77-1421	POC, DIS	Investor-Lender	\$150,000.00	\$150,000.00	\$73,050.00	POC	\$76,950.00		
The Mennco Properties, LLC. Solo 401K Plan (by Robert Mennella Managing Partner)	77-1032	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$20,000.00	POC, DIS	\$30,000.00		
Thomas F. Gordon	77-2023	POC	Equity Investor	\$100,000.00	\$100,000.00	\$17,811.16	LSA	\$82,188.84		
Walter Akita (Walter T. Akita & Margaret M. Akita, JTWROS)	77-1361	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$21,016.67	POC, DIS	\$28,983.33		
Total				\$2,258,900.00	\$1,923,900.00			\$1,191,655.84	\$189,694.17	

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